

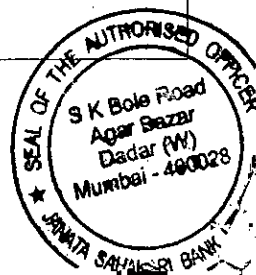
Proclamation of Sale of Attached Immovable Property U/s. 13 of " The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002" and Under Rule 8 (5) © of the Security Interest (Enforcement)Rules,2002.

Whereas, the Property of 1) Shri. Bhayani Mayur Gunvantrai (Since Decease)- Legal Heirs i) Smt. Bhayani Nila Mayur (Wife) & ii) Shri. Bhayani Kaushal Mayur (Son) & 2) Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani (Since Decease) - Legal Heir – Smt. Bhayani Madhukanta Gunvantrai (Wife).(MORTGAGOR/GUARANTORS) for the Loan of **Ms/. HMM Steel Syndicate** through its Partners :- i) Shri. Chitalia Jay Nimesh, ii) Shri. Chitalia Hemal Anantrai, iii) Shri. Mehta Jay Mukesh & iv) Smt. Bhayani Nila Mayur (**BORROWER/MORTGAGOR**) and 1) Shri. Bhayani Mayur Gunvantrai (Since Decease)- Legal Heirs i) Smt. Bhayani Nila Mayur (Wife) & ii) Shri. Bhayani Kaushal Mayur (Son) 2) Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani (Since Decease), Legal Heir :- Smt. Madhukanta Gunvantrai Bhayani.(Wife) 3) Shri. Chitaliya Jay Nimesh, 4) Shri. Chitaliya Hemal Anatrai, 5) Shri. Mehta Jay Mukesh & 6) Smt. Bhayani Nila Mayur (**GUARANTORS**) hereinunder specified has been taken in the form of **Symbolic Possession** of the Authorized Officer,Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs 13,06,07,575.08 (In words Thirteen Crore Six Lakhs Seven Thousand Five Hundred Seventy Five & Paise Eight Only) as on 30/06/2019 and interest, charges expenses etc. thereon as per the Demand Notice dated 12/07/2019 due to the Janata Sahakari Bank Ltd., Pune Branch Girgaon Mumbai and,

Whereas, the aggregate Outstanding Dues as on 31/03/2022 in the said loan accounts is Rs. 21,42,18,166.08 (In words Rs. Twenty One Crore Forty Two Lakhs Eighteen Thousand One Hundred Sixty Six & Paise Eight Only) plus further interest, charges thereon and it is necessary to recover the said loan amount by Sale of the said Immovable Property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale, the undersigned , Authorized Officer, Janata Sahakari Bank Ltd., Pune will hold Sale of the Immovable Property i. e. B/407, New Putalibai Kapol Niwas Co-operative Housing Society Ltd., 4th Floor, Plot No. 167-C, Survey No. 262, Hissa No. 6 (part) & CTS No. 400, 400/1 to 19, S.V. Road, Vileparle, Mumbai – 400 056 on **Wednesday, 11th May, 2022 at 11.30 A.M.** by way of Public Auction to the highest bidder on **"As is Where is Basis"** and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the property, herein under specified,

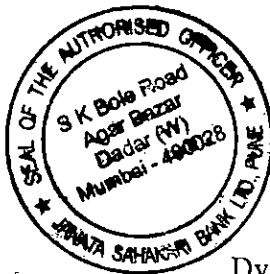
DESCRIPTION OF THE PROPERTY

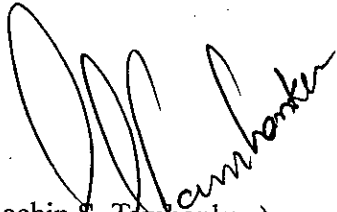
Sr.No	Particulars	Details
1	Borrower / Mortgagor	M/s. HMM Steel Syndicate Office at – 14, Giriraj Building, Ground Floor, Carnac Bunder, Mumbai – 400 009 Through it's Partners :- i) Shri. Chitaliya Jay Nimesh – R/at- 601, Deepraj CHSL, Vazira Naka, Borivali (West), Mumbai – 400 092. ii) Shri. Chitaliya Hemal Anantrai – R/at- A/402, Pratap Heritage CHSL, L. T. Road, Borivali (West), Mumbai – 400 092. iii) Shri. Mehta Jay Mukesh – R/at - Raj Residency II, C/209, Mahavir Nagar, Kandivali (West), Mumbai- 400 067. iv) Smt. Bhayani Nila Mayur – R/at- B/407, 4 th Floor, New Putallibai Kapol Niwas CHSL, S.V.Road, Vileparle (West), Mumbai – 400 056.
	Mortgagors	i) Shri. Bhayani Mayur Gunvantrai (Since Decease) Legal Heirs - Smt. Bhayani Nila Mayur (Wife) & Shri. Bhayani Kaushal Mayur (Son) ii) Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani (Since Decease) Legal Heir – Smt. Madhukanta Gunvantrai Bhayani (Wife)



	Guarantors	i) Shri. Chitaliya Jay Nimesh ii) Shri. Chitaliya Hemal Anantrai iii) Shri. Mehta Jay Mukesh iv) Smt. Bhayani Nila Mayur v) Shri. Bhayani Mayur Gunvantrai (Since Decease) Legal Heirs :- i) Smt. Bhayani Nila Mayur (Wife) ii) Shri. Bhayani Kaushal Mayur (Son) vi) Shri. Gunvantrai Harjivandas Lathiwalaa Alias Bhayani. (Since Decease) Legal Heir :- Smt. Madhukanta Gunvantrai Bhayani (Wife).
2	Description of the Secured Asset being Auctioned	B/407, New Putalibai Kapol Niwas Co-operative Housing Society Ltd., 4 th Floor, Plot No. 167-C, Survey No. 262, Hissa No. 6 (part) & CTS No. 400, 400/1 to 19, S.V. Road, Vileparle (West), Mumbai – 400 056.
3	Area of Flat	595.50 Sq. fts. (Carpet)
4	Assessment or other Taxes	As per Rules of Municipal Corporation of Greater Mumbai, & New Putalibai Kapol Niwas Co-operative Housing Society Ltd., & other taxes.
5	Encumbrances	Not Known to the Bank.
6	Remarks	The Authorized Officer of Janata Sahakari Bank Ltd., Pune has taken the Symbolic Possession of the Property on 22 nd October, 2019. The Authorized Officer also submit the case in Chief Metropolitan Magistrate Court, Mumbai for the Physical Possession of the said mentioned Immovable Property. The order has been passed for Physical Possession by the said Court on 26/08/2021. The Authorized Officer has also deposited the Court Fee in the said Court for the Physical Possession. Within few days Bank will get the Physical Possession from the Court Commissioner appointed by the Chief Metropolitan Magistrate Court, Mumbai.
7	Date, Time and Place of the Proposed Auction	Wednesday, 11th May, 2022 at 11.30 A.M. at Janata Sahakari Bank Ltd., Pune – Recovery Cell Dept, Agar Bazar, S.K. Bole Road, Dadar (West), Mumbai – 400 028.
8	Reserve Price	Rs. 2,00,00,000/- (Rs. Two Crore Only)
9	Earnest Money Deposit (EMD)	Rs. 20,00,000/- (Rs. Twenty Lakhs Only). EMD amount to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai or by RTGS/NEFT in RTGS Adjustment A/c. No. 021262300000001, IFSC No. JSBP0000021 of Janata Sahakari Bank Ltd., Pune Branch Girgaon, Mumbai. The payment should be made on or before Monday, 9th May, 2022 upto 5.00 P.M.
10	Bid Increment	Rs. 50,000/- (Rs. Fifty Thousand Only) & in multiples.

Place :- Dadar , Mumbai.
Date :- 06/04/2022




(Sachin S. Tamhankar)
Dy. General Manager / Authorized Officer
Janata Sahakari Bank Ltd., Pune.

Copy to :-

BORROWER/MORTGAGOR

- 1) HMM Steel Syndicate - Office at - 14, Giriraj Building, Ground Floor, Carnac Bunder, Mumbai - 400 009

Through it's Partners

- i) Shri. Chitaliya Jay Nimesh - R/at :- 601, Deepraj CHSL, Near Ashok Nagar, Vazira Naka, Off. L.T.Road, Borivali (West), Mumbai - 400
ii) Shri. Chitaliya Hemal Anantrai - R/at :- A/402, Pratap Heritage CHSL, L.T. Road, Off. Savarkar Garden, Borivali (West), Mumbai - 400 092
iii) Shri. Mehta jay Mukesh - R/at :- Raj Residency II, C/209, Mahavir Nagar, Kandivali (West), Mumbai - 400 067.
iv) Smt. Bhayani Nila Mayur - R/at :- 407/B, New Putalibai Kapol Niwas Co-op Housing Society Ltd., , S.V. Road, Vileparle (West) Mumbai - 400 056

MORTGAGORS

A) Shri. Bhayani Mayur Gunvantrai (Since Decease)

Legal Heirs :- i) Smt. Bhayani Neela Mayur (Wife)

ii) Shri. Bhayani Kaushal Mayur (Son) - Both R/at. - 407/B, New Putalibai Kapol Niwas Co-operative Housing Society Ltd., S. V. Raod, Vileparle (West), Mumbai - 400 056.

B) Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani (Since Decease)

Legal Heir :- Smt. Madhukanta Gunvantrai Bhayani (Wife) - R/at- 407/B, New Putalibai Kapol Niwas Co- operative Housing Society Ltd S. V. Road, Vileparle (West) Mumbai - 400 056.

GUARANTORS

- i) Shri. Chitaliya Jay Nimesh - R/at :- 601, Deepraj CHSL, Near Ashok Nagar, Vazira Naka, Off. L.T.Road, Borivali (West), Mumbai - 400 092
ii) Shri. Chitaliya Hemal Anantrai - R/at :- A/402, Pratap Heritage CHSL, L.T. Road, Off. Savarkar Garden, Borivali (West), Mumbai - 400 092
iii) Shri. Mehta jay Mukesh - R/at :- Raj Residency II, C/209, Mahavir Nagar, Kandivali, (West), Mumbai - 400 067.
iv) Smt. Bhayani Nila Mayur - R/at :- 407/B, New Putalibai Kapol Niwas, S.V. Road, Vileparle (West), Mumbai - 400 056

v) Shri. Bhayani Mayur Gunvantrai

(Since Decease) Legal Heirs :-

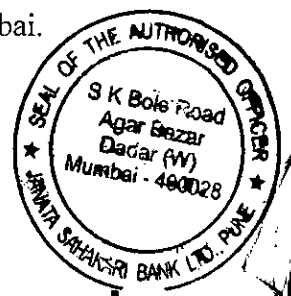
- a) Smt. Bhayani Nila Mayur (Wife) R/at :- 407/B, New Putalibai Kapol Niwas, S.V. Road, Vileparle (West), Mumbai - 400 056
b) Shri. Bhayani Kaushal Mayur (Son) - R/at :- 407/B, New Putalibai Kapol Niwas, S.V. Road, Vileparle (West), Mumbai - 400 056

vi) Shri. Gunvantrai Harjivandas Lathiwala

Alias Bhayani (Since Decease) R/at :- 407/B, New Putalibai Kapol Niwas, S.V. Road, Vileparle (West), Mumbai - 400 056

Legal Heirs :- Smt.Madhukanta Gunvantrai Bhayani (Wife)

- 4) Chairman / Secretary - New Putalibai Kapol Niwas Co-op Housing Society Ltd., S.V.Road, Vileparle (West), Mumbai
5) Ward Officer - Municipal Corporation of Greater Mumbai.
6) Head of the Department, Legal & Recovery, Janata Sahakari Bank Ltd., Pune.
7) Branch Manager, Janata Sahakari Bank Ltd., Pune, Girgaon Branch, Mumbai.



Terms and Conditions of Sale Proclamation No. Mumbai/Recovery/Sec.Int/Girgaon/HMM Steel /Sale / 004 /2022 dated 06/04/2022 U/s. 13 of " The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) © of the Security Interest (Enforcement) Rules 2002.

- 1) The Property will be sold on " As is Where is Basis. "
- 2) All Costs, Charges, Fees, Dues including cost of Stamp Duty ,Registration and TDS as applicable excluding the Auction Sale Price relating to the sale of the said Property should be paid and borne by the Auction Purchaser.
- 3) As a condition precedent to participate in the auction an Earnest Money Deposit of Rs. 20,00,000/- (Twenty Lakhs Only) has to be deposited by way of Demand Draft drawn on Janata Sahakari Bank Ltd., Pune payable at Mumbai or by way of RTGS/NEFT in RTGS Adjustment A/c. No. 021262300000001 , IFSC No. JSBP0000021 of Janata Sahakari Bank Ltd., Pune Branch – Girgaon, Mumbai. The payment should be made on or before **Monday, 9th May, 2022 upto 5.00 P.M.**
- 4) On Sale of the said Immovable Property, the Purchaser shall immediately deposit 25% of the amount of total Sale Price, to the Authorized Officer conducting the sale and the 75% balance amount of purchase price payable shall be paid by the Purchaser to the Authorized Officer on or before the 15th day from the date of Public Auction of the Immovable Property.
- 5) In any default of the payment within the period mentioned above (Condition No. 3 & 4) the amount deposited by the highest bidder shall be forfeited fully and completely and the Authorized Officer is free to make the Fresh Auction of the said Immovable Property on the Terms & Conditions as may deemed fit in his discretion.
- 6) The Reserve Price fixed for the Sale of the Properties is **Rs. 2,00,00,000/- (Rs. Two Crore Only)**, below which the Property will not be sold, subject to the discretion of the Authorized Officer to be exercised by him in an exceptional facts and circumstances.
- 7) Other conditions will be read at the time of Auction Sale at Janata Sahakari Bank Ltd., Pune – Mumbai Recovery Cell, S. K. Bole Road, Agar Bazar, Dadar (West), Mumbai – 400 028.
- 8) The Authorized Officer holds the right to change (i. e. add or delete) the Terms and Conditions and also to cancel or Postpone the Auction without assigning any reason.
- 9) The Auction Bidders have to submit their KYC documents with the Authorized Officer at the time of Public Auction.
- 10) For more details refer :- Website :- <https://www.janatabankpune.com>

